This Instrument Prepared By:

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Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 10080 PG 578

ADDRESS NEW OWNER:
George T. Hoover and Agnes J. Hoover
636 Magnolia Lane
Nashville, TN 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Norwest Mortgage, Inc.
P. O. Box 5137
Des Moines, IA 50306-5137

MAP AND PARCEL:

MAP	172-3
GROUP	B
PARCEL	39.00CO

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Richter Dial Builders, Inc. hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto George T. Hoover and wife, Agnes J. Hoover, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of The Woodlands, Phase 2, of record in Book 6900, page 635, said Register's Office.

Being the same property conveyed to Richter Dial Builders, Inc. by deed from MeritBanc Development Corporation of record in Book 8671, page 388, Register's Office for Davidson County, Tennessee.

This is improved property known as 636 Magnolia Lane, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George T. Hoover and wife, Agnes J. Hoover, their heirs and assigns, forever; and Richter Dial Builders, Inc. does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and it does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0190760
IDENTIF. ↑ REFERENCE

96 JUN 10 AM 9:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10080 PG 579

Witness the hand of a duly authorized officer this the 5th day of June, 1996.

Richter Dial Builders, Inc.

By: _____
R. Douglas Richter

1325 06/10 0101 03CHECK 630.23

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named R. Douglas Richter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Secretary of Richter Dial Builders, Inc. and that as such Secretary he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 5th day of June, 1996.

_____
NOTARY PUBLIC

My Commission Expires: ~~March 2, 1998~~
SEPT. 28, 1997

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

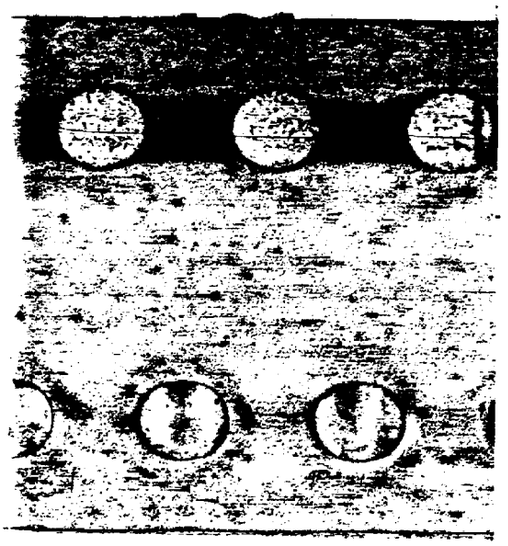
The actual value or consideration, whichever is greater, for this transfer is $ 167,900.00.

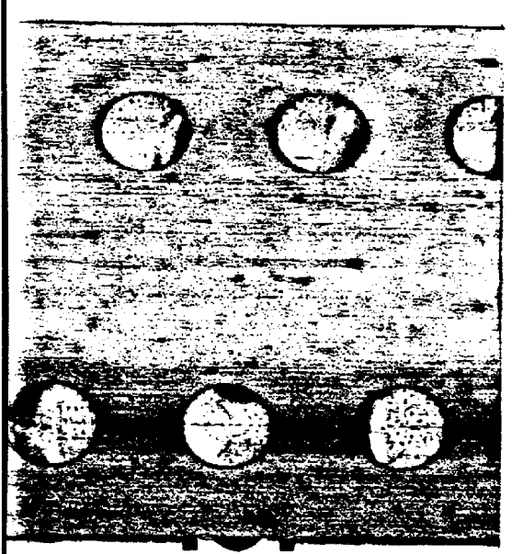
_____
AFFIANT

Subscribed and sworn to before me this 5th day of June, 1996.

_____
NOTARY PUBLIC

My Commission Expires: March 2, 1998





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

ROW 10180 580

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
167900.00
CON TX 621.23
PRFEE 1.00
MDEED 8.00
TOTAL 630.23
CHECK 630.23

06/10/96 01 09:03 0001 1325

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0190760
IDENTIF. & REFERENCE

96 JUN 10 AM 9:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1049173